

1997-98 SESSION
COMMITTEE HEARING
RECORDS

Committee Name:

Joint Committee on
Finance
(JC-Fi)

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR_RCP_pt01a
- 97hrAC-EdR_RCP_pt01b
- 97hrAC-EdR_RCP_pt02

➤ Appointments ... Appt

➤

➤ Clearinghouse Rules ... CRule

➤

➤ Committee Hearings ... CH

➤

➤ Committee Reports ... CR

➤

➤ Executive Sessions ... ES

➤

➤ Hearing Records ... HR

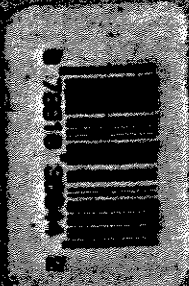
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➤ Miscellaneous ... Misc

➤ 97hr_JC-Fi_Misc_pt02j_DPR

➤ Record of Comm. Proceedings ... RCP

➤



Joint Finance

16.505/16.515

14 Day Passive
Reviews

10/17/96 to

12/17/96

Building Commission
10/17/96

STATE OF WISCONSIN

**SENATE CHAIR
BRIAN BURKE**

100 North Hamilton
P.O. Box 7882
Madison, WI 53707-7882
Phone: 266-8535



**ASSEMBLY CHAIR
BEN BRANCEL**

119 Martin Luther King Blvd.
P.O. Box 8952
Madison, WI 53708-8952
Phone: 266-7746

JOINT COMMITTEE ON FINANCE

October 18, 1996

Secretary Robert Brandherm
State of Wisconsin Building Commission
101 East Wilson
P.O. Box 7866
Madison, WI 53707

Dear Secretary Brandherm:

This is to inform you that the members of the Joint Committee on Finance have reviewed the September 27, 1996 request by the State of Wisconsin Building Commission pursuant to s. 13.48(14)(d)(4), regarding the sale of a parcel of land and improvements known as the Shepard House in Milwaukee.

No objections to this request have been raised. Accordingly, the request is approved.

Handwritten signature of Brian Burke in black ink.

BRIAN BURKE
Senate Chair

Handwritten signature of Ben Brancel in black ink.

BEN BRANCEL
Assembly Chair

cc: Members, Joint Committee on Finance
Linda Nelson, Department of Administration
Bob Lang, Legislative Fiscal Bureau

BB:BB:al

STATE OF WISCONSIN

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JOINT COMMITTEE ON FINANCE

MEMORANDUM

TO: Members
Joint Committee on Finance

FROM: Representative Ben Brancel
Senator Brian Burke
Co-Chairs, Joint Committee on Finance

DATE: October 1, 1996

RE: 14- day passive review

Attached is a copy of a request from the State of Wisconsin Building Commission notifying the Joint Committee on Finance of the intent to sell a parcel of land and improvements known as the Shepard House in Milwaukee. Pursuant to s. 13.48 (14)(d)(4), the Joint Committee on Finance has fourteen working days to consider this request. Please contact **Representative Brancel's office** or **Senator Burke's office** no later than **Thursday, October 17, 1996** if you have any concerns about the request or would like the Committee to meet formally to consider it.

Also, please contact us if you need further information.

BB:BB:al



State of Wisconsin \ BUILDING COMMISSION

Tommy G. Thompson
Governor

Robert N. Brandherm
Secretary

101 E. WILSON ST.
P.O. BOX 7866
MADISON, WISCONSIN 53707

September 27, 1996

The Honorable Brian Burke, Chair
The Joint Committee on Finance
100 N. Hamilton Street
Madison, WI 53702

The Honorable Ben Brancel, Chair
the Joint Committee on Finance
119 Martin Luther King Blvd., Rm. LL2
Madison, WI 53702

Dear Senator Burke and Representative Brancel:

RE: Sale of Surplus Property - Shepard House at 3107 N. Shepard Avenue, Milwaukee, WI

This request is submitted in response to s. 13.48(14)(d)4 as a notification of intent to sell a parcel of land and improvements known as the Shepard House at 3107 N. Shepard Avenue, Milwaukee, WI at a purchase price of \$285,500 to Mark and Mary Ehrmann. This transaction was approved by the Building Commission at its meeting on April 18, 1996. The property is vacant and surplus to the needs of the University of Wisconsin-Milwaukee. It previously housed the offices of the Wisconsin Policy Research Institute, UW System Multicultural Information Center and Institute on Race and Ethnicity. General information on this property submitted to the State Building Commission is attached.

On April 29, 1993, Executive Order #186 was signed by Governor Thompson that required all state agencies to submit surplus lands to the Department of Administration. The May 18, 1994 Building Commission authorized the sale of the surplus properties.

The requested action is for one parcel of approximately 62 surplus properties being sold. One offer was received, with the requested action being to sell at \$285,500. The average of the two appraisals completed and the offering price was \$272,500.

As provided in S 13.48 (14)(d)(4) this request will be approved on October 25, 1996, unless we are notified prior to that time that the Joint Committee on Finance wishes to meet for the purpose of reviewing the proposed sale. Please feel free to call me at 266-1031 if you have any questions regarding this transactions.

Sincerely,

Robert N. Brandherm
Secretary

DRW:RNB:amm

Attachment

cc: Robert Lang, Legislative Fiscal Bureau
Bob Dufek, James T. Barry Co.
Claude Schuttey

April 18, 1996

HIGHER EDUCATION SUBCOMMITTEE

Subcommittee

Full Commission

The Higher Education Subcommittee meeting was held on April 18, 1996 at 10:30 a.m. in Room 415NW Capitol. Representative Turner chaired the meeting in the absence of Senator Rude.

The University of Wisconsin System

13. UW-LaCrosse - Request release of \$600,000 (\$300,000 Building Trust Funds-Planning and \$300,000 Agency Operating Funds) to prepare preliminary plans and a design report for a Medical Health Science Education and Research Center at a total project cost of \$26,800,000 (\$13,400,000 General Fund Supported Borrowing-WISTAR and \$13,400,000 Program Revenue Supported Borrowing).

The complex will be owned and operated under a 501c3 partnership of the educational institutions of UW-LaCrosse, Western Wis. Technical College, and Viterbo College, and the health care providers of Franciscan Health Care System, Gundersen Clinic and Lutheran Hospital.

The project was enumerated in Wisconsin Act 27 at \$26,800,000.

MOVED BY REPRESENTATIVE TURNER, SECONDED BY REPRESENTATIVE ALBERS TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.
3-0-1

Approved the request.
7-0-1

14. UW-Milwaukee - Request authority to dispose of a 0.19-acre parcel of land at 3107 N. Shepard Avenue and to seek approval of the Joint Committee on Finance to use up to 50 percent of the net proceeds.

The property has an estimated market value of approximately \$250,000.

MOVED BY REPRESENTATIVE TURNER, SECONDED BY REPRESENTATIVE ALBERS TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.
3-0-1

Approved the request.
7-0-1

UNIVERSITY OF WISCONSIN SYSTEM

Agency Request for
State Building Commission Action

April 1996

1. Institution: The University of Wisconsin - Milwaukee
2. Request: Requests authority to dispose of a 0.19-acre improved parcel of land located at 3107 North Shepard Avenue. This property has an estimated market value of approximately \$250,000. Authority is also requested to seek approval of the Joint Committee on Finance under Section 13.101(13)(b) for use of 50% of the net proceeds.
3. Description and Scope of Project: The property at 3107 North Shepard Avenue is improved with a building known informally as the Shepard House. This 5,000 sf building, constructed about 82 years ago, was once a single family dwelling. It is no longer needed for University purposes, and has been declared surplus. This property has an appraised value of approximately \$250,000. Wisconsin Statutes require approval of the State Building Commission and Joint Committee on Finance for the disposal of surplus properties. Further, statutes require that surplus properties be offered to other governmental agencies prior to public sale. Since 1995, the statutes also allow the selling agency to request use of up to 50% of the net proceeds from the sale. That procedure will be followed, if disposal is approved.
4. Justification: Shepard house was purchased for \$16,000 in 1944 by the Milwaukee State Teachers Housing Corporation, a group of faculty members who formed the corporation to purchase residences to be converted into dormitories. It was originally called "Alumni House" and later "Shepard Alumni House" in recognition of the fact that the Alumni Association of the Teachers College contributed funds toward the purchase. The property was transferred to the Board of Regents of Normal Schools in 1947 for \$1. The house was used as a cooperative dormitory for women until 1964, when it became a dormitory for Peace Corps volunteers. It later housed the office of Alumni Relations and the office of News and Publications. From 1974 until 1985 it served as the center for the Office of International Scholars. More recently, a portion of the Shepard House has been leased on a year-to-year basis to The Wisconsin Policy Research Institute. That use will end in June 1996. Another building occupant is the UW System Multicultural Information Center, which will relocate in June to the University Center for Continuing Education at the Plankinton Building. The only other use is the UW System Institute on Race and Ethnicity, which will also move in June to other University-owned space. While no final decision has yet been made, the nearby Hefter Center is being considered.

The building is no longer needed for University purposes, and disposal is appropriate. The campus would like to use available proceeds from the sale to conduct needed maintenance and upgrade equipment in some of its classrooms.

5. Budget: The property has a fair market value of approximately \$250,000. Under the terms of Section 13.101(13), Wisconsin Statutes, the proceeds from the sale of a state building or land not needed for debt service on the acquisition of that building or land are deposited to an account held by the Joint Committee on Finance. The selling agency may request use of up to half of the net proceeds.

[Note: Prior to the passage of the language in s. 13.101(13) in 1995, net proceeds from the sale of surplus properties were deposited in the bond security in redemption account. The Building Commission and Legislature approved the language change enabling selling agencies to use part of the proceeds as an incentive to divest ownership of unneeded properties.]

6. Previous Action:

None

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